



## **HOA MEETING MINUTES**

**December 8, 2021**

**Call Meeting to Order at: 7:00 pm**

**Roll Call:** Jerry Goedert, Doug Schultz, Bob Creighton, Catherine Smith

**Committee Chairs:** Leslie Kepler

November Minutes: approved

### **OFFICER REPORTS**

- Treasurer Report: Nov. is the last month of the year without any income, ended the month -\$11K in cash flow; YTD \$13K positive in cash flow. Dec. we start to get assessment prepayments for next year. Cash on hand \$50,500 in general checking; \$31,900 in reserves; \$500 petty cash. Paid 2nd installment on the poolhouse this month \$20K out of the reserves.
- President Report: 2022 budget approved, Hawthorne mailing with 2 letters from the Board. Hearing for the renter about the 5 dogs on Stratton Farm has been put on hold because of paperwork showing they are “emotional support dogs,” attorneys for Invitation Homes and Hawthorne are involved. Website support has been transferred to our new IT support Ryan Dame. BlueBird AmEx Refillable Debit Card to pay for website renewals and Microsoft renewal; we have a log for accounting purposes. President contacted the resident about the foreclosure on Henderson Hill Rd- attorney is involved. Created online Lowe’s account for tracking purchases and looking for products. Poolhouse renovation- HoneyDo is done & paid, Jerry has signed off. Electrician to install hand dryers. HVAC is waiting on a deposit to start.

### **UNFINISHED/OLD BUSINESS**

CCR Changes: Ballot issue- complains about paper ballot, electronic ballot would have pop-up bubbles with FAQs within the ballot. Post ballot on Cedarfield II website as a fillable PDF. mid-February plan to send second ballot– give ourselves 6 months to get ballots returned. Can we remove #7 from the ballot? HOA is okay with removing it. Share our ballot with C1 and run the ballots at the same time.

### **COMMITTEE REPORTS**

- Landscaping- Need to approve a vendor for 2-year contract. Committee has paid for a landscape design, which the new vendor will execute. Increased the reserves for landscaping, increased the flower line item. Duke will cut the crepe myrtles (91 shrubs) if we do not; need crepe myrtle maintenance included in vendor’s contract. Conversation with Committee about enforcing the contract– residents hold the HOA board accountable.
- Welcome Committee– New chair needed next year!
- Social Committee– Saturday 12/11/2021 WinterFest. There will still be a few expenses to submit for reimbursement. Need new Social Committee next year!
- Pool Committee–SCM attempted to present a new contract with increased prices due to staff shortages and having to pay more per hour for quality staff. We declined the new price changes and will discuss again in 2022. Contract for baby pool re-plaster signed (\$3500) so we can pass inspection.
- ARC Committee– 2 requests, paint house dark blue on Flanagan Ct. shed addition.

### **NEW BUSINESS**

Zoom meeting January-February 2022, March outdoor meetings

Homeowner asked how to get a street light for Henderson Hill Rd in the bottom of the ditch where it’s so dark. Lights belong to Energy United, there has to be a study, then they pay for the light, they pay for the power. The meter goes in.